

August 30, 2019

## **Public Notice for Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects)**

**325 Yolanda Apartments Project  
ECM PIN CW-858534; WDID 1B190058WNSO**

### **Sonoma County**

On May 24, 2019, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Sarah Lynch of Monk and Associates on behalf of Mr. Zach Lauterbach, Evergreen (applicant), requesting Federal Clean Water Act, section 401, Water Quality Certification (certification) for activities related to the proposed 325 Yolanda Apartments Project (project).

### **Project Location**

The project is located at 325 Yolanda Avenue in Santa Rosa, at latitude 38.414°N and longitude 122.7119°W. The proposed project would cause disturbances to seasonal wetlands on the Santa Rosa Plain, within the Middle Russian River hydrologic area (114.21).

### **Project Description**

The purpose of the project is to construct multi-family housing and associated infrastructure and amenities. The project will involve construction of one community building, 11 three-story apartment buildings, and 4 two-story carriage buildings on 8.4 acres. The site is located in a mixed-se commercial/residential area of Santa Rosa at the intersection of Yolanda and Santa Rosa Avenues. Existing uses on site include commercial truck parking and storage facilities for trucking companies. The ground is paved in most locations and hard packed gravel surface with weedy vegetation is growing in the undeveloped/unused portions of the project site.

Approximately 0.153-acre of seasonal wetland ditches and swales are located on the site and would be permanently filled for the project. The wetland features appear to have been historically excavated from uplands, relocated, or altered to facilitate site drainage. The site does not provide habitat for federally listed plants or California tiger salamander.

### **Construction Timing**

Rough grading is expected to begin in the fall of 2019 and last approximately 90 days. Estimated construction on the project site is expected to last 18-24 months.

### **Impacts**

Approximately 0.153-acre of seasonal wetland ditches and swales would be permanently filled.

### **Mitigation for Project Impacts**

The applicant will purchase approximately 0.35-acre of wetland creation credits from an approved mitigation bank to compensate for impacts from the 325 Yolanda Apartments Project and the future impacts from the proposed In-N-Out Burger Restaurant on the adjacent project site. This mitigation amount is over and above the amount of wetland credits that needs to be purchased to compensate for the impacts of the 325 Yolanda Apartments project and this mitigation credit will cover future impacts to neighboring project site, for which a separate application for 401 water quality certification will be submitted. No construction activity may occur on the adjacent project site until a separate 401 water quality certification is obtained.

### **Post-Construction Storm Water Treatment**

Low-impact development (LID) features will be employed to address storm water pollutants from the added impervious area.

### **Other Agency Permits**

The applicant has received authorization from the United States Army Corps of Engineers for Nationwide Permit 29, *Residential Developments* and Nationwide Permit 39 *Commercial and Institutional Developments*, pursuant to section 404 of the Clean Water Act, which covers both the 325 Yolanda Apartments Project and the adjacent project site for the proposed In-N-Out Burger.

### **CEQA**

As lead agency, the City of Santa Rosa certified a Mitigated Negative Declaration (SCH 2019069009), pursuant to the requirements of the California Environmental Quality Act (CEQA).

### **Public Comments**

Regional Water Board staff are proposing to regulate this project pursuant to Section 401 of the Clean Water Act (33 USC 1341) and/or Porter-Cologne Water Quality Control Act authority. In addition, staff will consider all phone calls and comments submitted in writing and received within a 21-day comment period that begins on the first date of issuance of this notice and ends at 5:00 p.m. on the last day of the comment period. If you have any questions or comments, please contact staff member Kaete King at (707) 576-2848 or [Kaete.King@waterboards.ca.gov](mailto:Kaete.King@waterboards.ca.gov) within 21 days of the posting of this notice.

The information contained in this public notice is only a summary of the applicant's proposed activities. The Regional Water Board's project file includes the application for certification and additional details of the proposed project, including maps and design drawings. Project documents and any comments received are on file and may be reviewed or copied at the Regional Water Board office, 5550 Skylane Boulevard, Suite A, Santa Rosa, California. Appointments are recommended for document review. Appointments can be made by calling (707) 576-2220.